



Church Road | Gosforth | NE3 1UE

Offers Over £350,000



4



3



1

Larger style terraced house

4 bedrooms

3 reception rooms

Fitted kitchen and ground floor WC

Boasting in excess 1800 ft
floor area

Easy walking distance to the
High Street and South
Gosforth Metro station

ROOK
MATTHEWS
SAYER

An opportunity to purchase this larger style 4 bedroom terraced house located in central Gosforth. The property offers generous accommodation boasting in excess 1800 ft floor area and maintains much of its period features with original fireplaces, ornate plasterwork to ceilings and deep skirting boards. There are 3 reception rooms to the ground floor together with fitted kitchen and ground floor WC. To the first floor are 4 bedrooms and a family bathroom with shower. There is a private yard to the rear with up and over door with town garden to the front with wrought iron railings. The property is well positioned within easy walking distance to the High Street and South Gosforth Metro station. There are also excellent schools within the area.

Briefly comprising entrance hallway with staircase leading to the first floor. There is a sitting room to the front with bay window, marble fireplace and ornate plasterwork to ceiling. There is a dining room to the rear with marble fireplace and a breakfast room which leads to the kitchen. There is also a ground floor WC. To the first floor are 4 bedrooms and a family bathroom with separate shower. There is private yard to the rear with town garden to the front. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler.

ENTRANCE HALL

Entrance door, staircase to first floor with spindle banister, coving to ceiling, radiator.

W.C.

Window, low level WC, pedestal wash hand basin, radiator.

SITTING ROOM 18'1 (into bay) x 14'11 (into alcove)

Double glazed bay window to front, marble fireplace, picture rail, ceiling rose, radiator, cornice to ceiling.

DINING ROOM 14'9 x 12'9 (into alcove)

Double glazed window to rear, marble fireplace, picture rail, coving to ceiling, ceiling rose, radiator.

BREAKFAST ROOM 11'1 x 12'8

Double glazed window, understairs cupboard, radiator.

KITCHEN 12'7 x 7'9

Fitted with a range of wall and base units, 1 ½ bowl sink unit, electric cooker point, space for automatic washer, tiled splash back, wall mounted combination boiler.

REAR PORCH

Double glazed window.

INNER PORCH

Access to inner yard.

FIRST FLOOR LANDING

Built in cupboard.

BEDROOM ONE 12'0 (into bay) x 10'6 (to wardrobes)

Double glazed bay window to front, fitted wardrobes, mirror fronted sliding doors, marble fireplace, coving to ceiling, picture rail, radiator.

BEDROOM TWO 13'5 x 12'6 (into alcoves)

Double glazed window to rear, marble fireplace, coving to ceiling, radiator.

BEDROOM THREE 12'7 (into alcove) x 11'11 (plus alcove)

Double glazed window to front, coving to ceiling, double radiator.

BEDROOM FOUR 12'2 x 6'5

Double glazed window to front, coving to ceiling, radiator.

FAMILY BATHROOM

Five piece suite comprising: panelled bath, step in shower cubicle, pedestal wash hand basin, bidet, low level WC, radiator, double glazed frosted windows.

FRONT TOWN GARDEN

Wrought iron railings.

REAR YARD

Up and over door to rear lane.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

PRIMARY SERVICES SUPPLY

Electricity Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: On Street

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: TBC

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Waiting on EPC

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

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SAYER



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